

# State Surplus Property Program



2021 annual report inventory of state-owned real properties and  
recommendations per RCW 43.63A.510

**STATE SURPLUS PROPERTY  
PROGRAM**

Dec. 1, 2021

Report to the Legislature

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# Executive summary

## Overview

In nearly every Washington community, the rising cost of land and construction negatively affects the ability of affordable housing providers to develop housing for people with low incomes.<sup>1</sup> This is especially true in high-cost areas like the Puget Sound region but growing across the state as housing prices increase. The use of state-owned real property provides a low-cost or no-cost option if the land is used for public benefit, such as for affordable housing for people with low incomes.

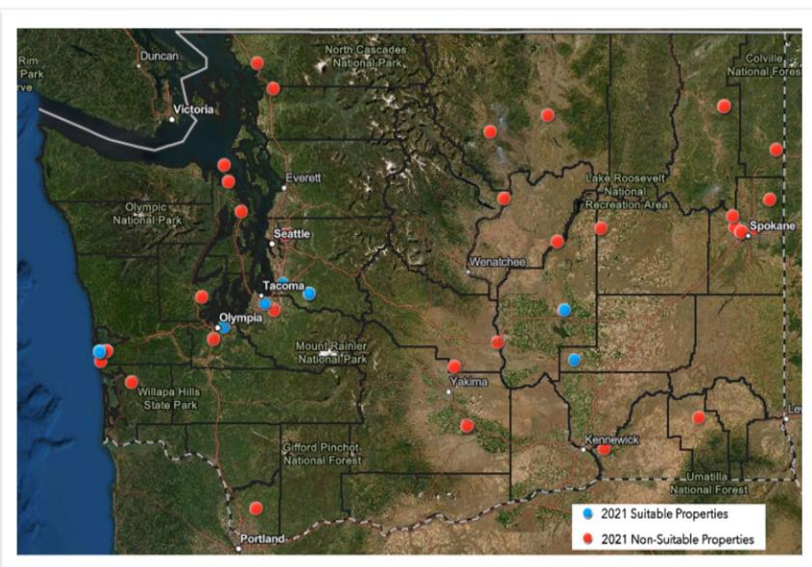
Since 1993, the Department of Commerce (Commerce) has worked with other state agencies to provide an annual inventory of real property that is state-owned and available for sale, transfer or lease. Since 2018,<sup>2</sup> the designated agencies include the Washington State Patrol (WSP), the State Parks and Recreation Commission (PARKS), and the Departments of Natural Resources (DNR), Social and Health Services (DSHS), Corrections (DOC), and Enterprise Services (DES).

RCW 43.63A.510 requires Commerce to consolidate surplus property inventories into two groups: Properties suitable for consideration in affordable housing development, and properties that are not suitable for consideration. Of the properties inventoried for 2021, nine were determined suitable for further consideration for affordable housing development (Table 1).

**Table 1: State Surplus Suitable Properties**

Agency	Situs Address	Location	Leg. District
DNR	S Forest St. & W Newell Ave	Westport, WA 98595	19
DNR	S Forest St. & W Newell Ave	Westport, WA 98595	19
DNR	S Forest St. & W Newell Ave	Westport, WA 98595	19
DNR	XXX E 57th St./E Q St.	Tacoma, WA 98404	27
PARKS	Nolte-Veazie Cumberland Rd (Nolte State Park)	Naco, WA 98022	5
PARKS	810 30th St NE (Auburn State Park)	Auburn, WA 98002	47
WSDOT	Thacker Rd./Rainier Rd.	Othello, WA 99344	9
WSDOT	Patton Boulevard/Harris Rd. NE	Moses Lake, WA 98837	13
WSDOT	3rd Avenue Off-Ramp	Lacey, WA 98513	22

**Image 1: Surplus Property Locations**



In addition to categorizing the properties, this report provides additional detail about the state-owned surplus property. This includes distances to nearby transit stops, child care centers, schools and grocery stores, among other such points of consideration. These points were suggested by the Washington State Affordable Housing Combined Funders applications, the Housing Trust Fund Handbook and Evergreen Sustainability Development Standards.

The State Surplus Property Program annual report provides access to the inventory of state-owned properties that are vacant or available for sale or lease for affordable housing for local decision makers, state

<sup>1</sup> Washington State Department of Commerce, Affordable Housing Advisory Board, [2019 Annual Report](#)

<sup>2</sup> [SHB 2382](#)

officials and legislators, the public, and other interested parties. The program's goal is to promote the use of state-owned surplus properties for public benefit, specifically to increase the supply of quality, safe and affordable housing units.

RCW 43.63A.510 requires designated state agencies to report annually by November 1 and Commerce to submit its analysis to the Office of Financial Management and appropriate policy and fiscal committees of the legislature by December 1. Therefore, this preliminary determination of suitability for development is based on a swift analysis of state agency reports, in which properties that were clearly unsuitable for affordable housing development consideration were eliminated.

## Surplus Property Inventory annual update

In total, the six designated agencies reported 33 surplus properties that are available for sale, transfer, or lease. PARKS reported 23 and DNR reported 10. Four reported no surplus properties. None of the designated agencies disposed of any public properties for affordable housing, under the authority of [RCW 39.33.015](#), during the one-year period from Nov. 1, 2020, to Nov. 1, 2021. The State Surplus Property Program also requested the Surplus Property Inventory of the Real Estate Services Program of the Washington State Department of Transportation (WSDOT), which reported a further 14 properties. The total number of properties subject to suitability determination in this report is 47.

Of these 47 properties, the State Surplus Property Program determined that nine are suitable for consideration for affordable housing development and 38 are not suitable. PARKS and DNR reported no changes to their inventory from the prior year. WSDOT's surplus properties account for all of the increase in new state-owned parcels on the State Surplus Property Program's 2021 inventory list.

The increase in the number of surplus properties from PARKS is due to separating all properties that were previously reported together for individual parcel evaluation. These include the PARKS properties at Nolte State Park near Naco, the Bottle Beach properties south of Ocosta, the Crystal Falls State Park properties east of Colville, and the four lots between Government Way and Houston Road west of Spokane. The WSDOT properties at Patton Boulevard and Harris Road in Moses Lake were also separated to include individual parcel evaluations.

## Conclusion

The State Surplus Property Program inventory list consolidated 47 properties in 2021:

- Nine properties (19%) on the Surplus Property Inventory are suitable for consideration of affordable housing development.
- Thirty-eight properties (81%) on the Surplus Property Inventory are not suitable for consideration of affordable housing development.
- No properties from the 2020 State Surplus Property Program Report were transferred, leased, or disposed by designated agencies for affordable housing development under the authority of RCW 39.33.015.

# Program history and authorizing legislation

The potential to use available state properties for capital investments has gained attention among lawmakers in recent years. In 2018, the Washington State Legislature directed Commerce to produce a report on state-owned surplus properties that could be developed into affordable housing and increased the number of reporting agencies from five to six.<sup>3</sup> More detail on the history of this program is in the [2018 State Surplus Property Program Report](#).

[RCW 43.63A.510](#) established statutory requirements for the State Surplus Property Program, creating the framework for the property suitability criteria the program uses.

## **RCW 43.63A.510 - Affordable housing – Inventory of state-owned land**

- (1) The department must work with the designated agencies to identify, catalog, and recommend best use of under-utilized, state-owned land and property suitable for the development of affordable housing for very low-income, low-income or moderate-income households. The designated agencies must provide an inventory of real property that is owned or administered by each agency and is vacant or available for lease or sale. The department must work with the designated agencies to include in the inventories a consolidated list of any property transactions executed by the agencies under the authority of [RCW 39.33.015](#), including the property appraisal, the terms and conditions of sale, lease, or transfer, the value of the public benefit, and the impact of transaction to the agency. The inventories with revisions must be provided to the department by November 1st of each year.
- (2) The department must consolidate inventories into two groups: Properties suitable for consideration in affordable housing development; and properties not suitable for consideration in affordable housing development. In making this determination, the department must use industry accepted standards such as: Location, approximate lot size, current land use designation, and current zoning classification of the property. The department shall provide a recommendation, based on this grouping, to the office of financial management and appropriate policy and fiscal committees of the legislature by December 1st of each year.
- (3) Upon written request, the department shall provide a copy of the inventory of state-owned and publicly owned lands and buildings to parties interested in developing the sites for affordable housing.
- (4) As used in this section:
  - (a) "Affordable housing" means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income.
  - (b) "Very low-income household" means a single person, family, or unrelated persons living together whose income is at or below fifty percent of the median income, adjusted for household size, for the county where the affordable housing is located.
  - (c) "Low-income household" means a single person, family, or unrelated persons living together whose income is more than fifty percent but is at or below eighty percent of the median income where the affordable housing is located.
  - (d) "Moderate-income household" means a single person, family, or unrelated persons living together whose income is more than eighty percent but is at or below one hundred fifteen percent of the median income where the affordable housing is located.

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<sup>3</sup> [3SHB 2382 \(2018\)](#)

(e) "Affordable housing development" means state-owned real property appropriate for sale, transfer, or lease to an affordable housing developer capable of:

(i) Receiving the property within one hundred eighty days; and

(ii) Creating affordable housing units for occupancy within thirty-six months from the time of transfer.

(f) "Designated agencies" means the Washington state patrol, the state parks and recreation commission, and the departments of natural resources, social and health services, corrections, and enterprise services.



# State Surplus Program improvements

In 2021, the State Surplus Program worked to improve stakeholder outreach and increased the types of information available in the annual report. The results of these strategies are evidenced by the new online map discussed below, in addition to the content found in this report.

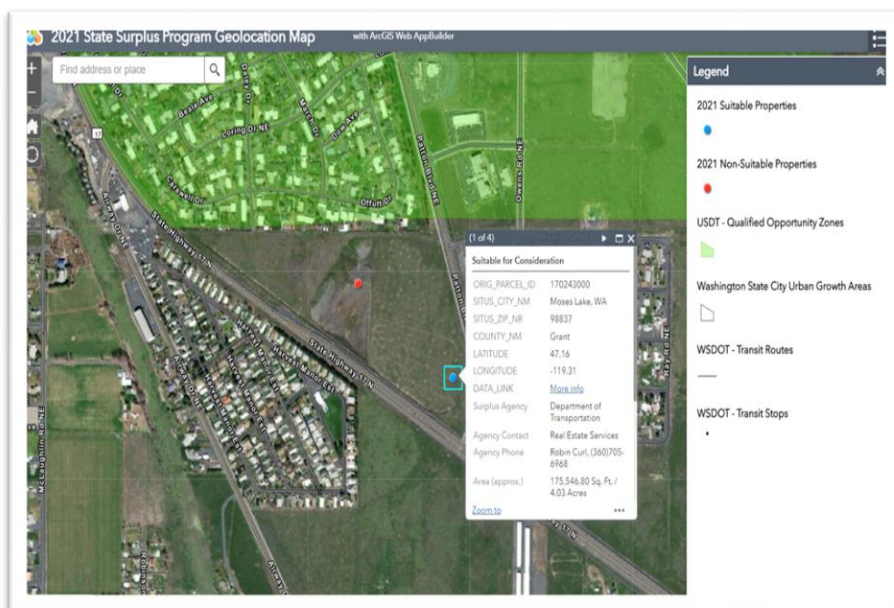
## New mapping tool shows inventory

During the report interim, improving the visibility of the program inventory was identified as a means to engage more directly with stakeholders.

Additionally, mapping an up-to-date inventory list of available parcels is considered best practice for state surplus real property programs<sup>4</sup> because it helps inform the public and non-profit housing organizations.

With these goals in mind, a [mapping tool](#)<sup>5</sup> was created to show where in Washington each surplus parcel is located, which agency owns the parcel, and includes property datasheets detailing the criteria of the property's suitability based on requirements of RCW 43.63A.510. Each property displayed also includes contact information for the state agency representative who manages that agency's surplus property.

Image 2: 2021 State Surplus Program Parcel Location Map



## Leveraging state and federal agency data sources

With this report, the State Surplus Program expanded the use of publically- and privately-available data sources that are beneficial for determining the suitability of the state-owned surplus properties (Table 2). These sources are used in the online map and in the property datasheets found in [Appendix D](#).

Table 2: State and federal agency data sources

Agency source	Data type	Use in annual report
U.S. Treasury Department	Economic Opportunity Zones	Availability of federal tax incentives based on distressed census tract.
U.S. Department of Housing and Urban Development	Low Income Housing Tax Credit Qualified Census tracts	Availability of federal tax incentives based on census tract.
U.S. Department of Agriculture - Natural Resources Conservation Services	Soil Survey Geographic Database	Potential soil types present at surplus property sites.
Federal Emergency Management Agency	Flood Insurance Reference Maps (FIRM) panels	Flood zone information (100-year and 500-year flood potential) from FIRM panels available for each parcel.
U.S. Department of Homeland Security	Homeland Infrastructure Foundational-level data	Location points of community services, including: hospitals, banks, social services offices, etc.

<sup>4</sup> The Florida Housing Coalition, [Florida's Surplus Lands Statutes for Affordable Housing \(2018\)](#). Pg. 9. Accessed 11/2/2021

<sup>5</sup> Department of Commerce, [State Surplus Property Program](#)



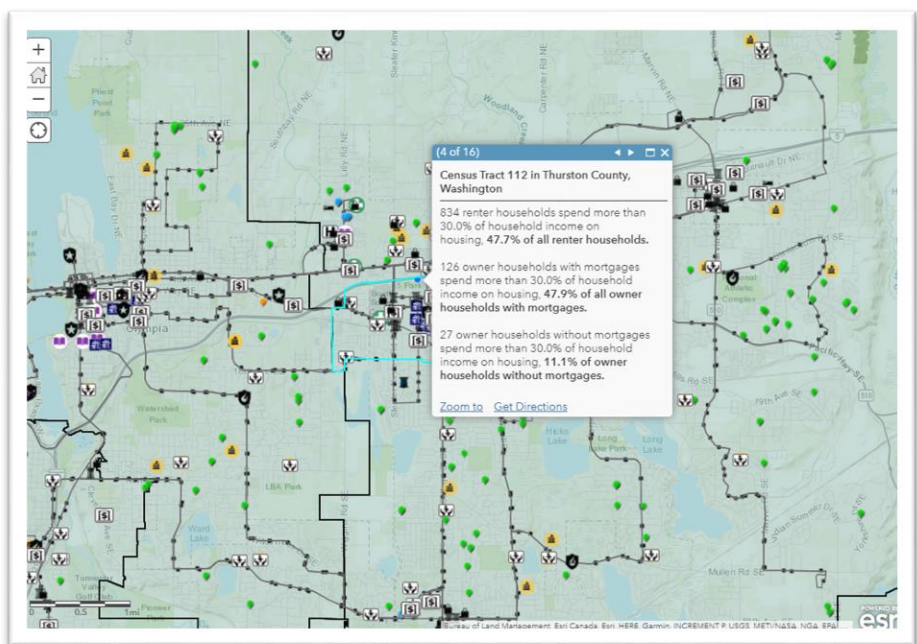
Agency source	Data type	Use in annual report
Washington State Department of Archeology and Historic Preservation	WISAARD Archaeological Predictive Model	Predictive modeling of environmental factors and archaeological results.
Washington State Department of Ecology	Contaminated sites	Presence of contaminated sites at/near surplus sites.
	Statewide parcel boundaries	Parcel data for surplus properties, when available.
	Urban Growth Area (UGA) boundaries	Differentiate between city, UGA and unincorporated county boundary lines.
Washington State Department of Fish and Wildlife	Protected habitat and species reports	Presence of protected habitats or species at or near surplus sites.
Washington State Office of Financial Management	U.S. Census tracts	Census tract of surplus property locations.
	Legislative districts	Legislative district where surplus property is located.
	School districts	School district where surplus property is located, used for determining schools.
Washington State Department of Natural Resources	Liquefaction susceptibility maps	Potential of ground surface losing strength in response to strong ground shaking at surplus property locations.
	National Earthquake Hazard Reduction Program (NEHRP) rating	NEHRP rating of the locations of surplus properties.
Washington State Department of Transportation	Transit routes	Route names and locations that may be near surplus parcel locations.
	Transit stops	Route stops and names that may be near surplus parcel locations.

### Creation of a spatial database

A spatial database that includes information on critical areas, such as wetlands, geological and erosion hazards using county geographic information services programs was created as a unified source of location information. However, many Washington counties do not have this information available online. Local government comprehensive plans and critical areas maps were used to check these location details when county data was not available.

As state surplus properties are added to the inventory, the database will streamline the process of analyzing properties for potential affordable housing suitability based on the embedded criteria. The database also includes key interest points to affordable housing developers, such as distances to nearby transit lines, child care centers, schools, and grocery stores, among other such points of consideration in the Washington State Affordable Housing Combined Funders Standards and Evergreen Sustainability Development Standards. Additionally, the database contains pertinent U.S. Census data from the American Community Survey that details homeowner and rental demographics, income, and socioeconomic characteristics. These details will be integrated into future iterations of the State Surplus Annual Report to build neighborhood-level profiles in areas with suitable state surplus property sites.

Image 3: State Surplus Program spatial database



# Determination of affordable housing suitability

## Affordable housing suitability criteria

In developing the suitability criteria, Commerce aligned the four industry-accepted standards in Table 4 with the goals and standards used in the Washington State Growth Management Act (GMA)<sup>6</sup> and Washington State Affordable Housing Combined Funders application.<sup>7</sup> A number of affordable housing development entities adhere to the Washington State Affordable Housing Combined Funders standards, including:

- Washington State Housing Trust Fund
- City of Seattle Office of Housing
- King County and Snohomish County local and Department of Housing and Urban Development-funded affordable housing programs
- A Regional Coalition for Housing (ARCH)
- Washington State Housing Finance Commission for Low-Income Housing Tax Credits

Table 3 details Commerce’s criteria in determining the property’s suitability for affordable housing development. The first column describes criteria that suggest a property might be suitable for consideration. The second column describes criteria that tend to exclude a property from being suitable, absent significant extenuating circumstances.

**Table 3: Affordable housing suitability criteria**

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties not suitable for consideration in affordable housing development
Location	<ul style="list-style-type: none"><li>• No impediments to development, such as steep slopes and the presence of significant critical areas</li><li>• Located near population centers and services, preferably inside the urban growth area</li><li>• Infrastructure (streets and utilities) in place</li><li>• Property must be legally accessible</li></ul>	<ul style="list-style-type: none"><li>• Impediments to development, such as steep slopes, wetlands or flooding</li><li>• Remote location (too far from population centers, services and transit)</li><li>• No infrastructure (streets and utilities) in place</li><li>• No legal or feasible ingress/egress</li></ul>
Approximate lot size	<ul style="list-style-type: none"><li>• Dimensions of lot allow development under existing zoning</li></ul>	<ul style="list-style-type: none"><li>• Not developable per codes, or some parcels appear to be too small to develop</li></ul>

<sup>6</sup> [The Growth Management Act](#). The GMA (Chapter 36.70 RCW, 1990, and WAC 365-196) requires cities and counties develop comprehensive plans containing specific information and analysis. The goal is to focus urban growth and protect rural and resource lands from sprawl. All development in counties and cities that plan under the GMA must adhere to the city and county comprehensive plans.

<sup>7</sup> [Washington State Affordable Housing Combined Funders Application](#)

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties not suitable for consideration in affordable housing development
Current land-use designation	<ul style="list-style-type: none"> <li>• Should be residential, ideally within urban growth area</li> <li>• Parcels in rural areas outside urban growth areas can be zoned at a density that would not allow for affordable housing unless in a “limited area of more intensive rural development” (LAMIRD)</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Resource designation (forest, agricultural, mineral) because they are generally very large parcels that are remote from urban services.</li> <li>• Parcels that do not have a residential designation would be excluded, as changing the zoning would slow the development process beyond the 36-month goal detailed in 3SHB2382 Section 1.</li> </ul>
Current zoning classification	<ul style="list-style-type: none"> <li>• Current zoning permits all types of affordable housing</li> <li>• Allows higher-density development</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning that is low density or overly restrictive may be difficult to use for affordable housing</li> </ul>

# State Surplus Property results

## Properties suitable for consideration in affordable housing development

Of the 47 surplus properties consolidated in the State Surplus Program's 2021 inventory, nine are suitable for further consideration for affordable housing development and 38 are unsuitable. Table 4 lists the suitable properties and provides the street or nearest intersection of the property, which hyperlinks to the county assessor's map for each property, when available. The table also includes relevant parcel data, the land-use designation of the parcel, city or county zoning code information of the parcel, and the page number where more detailed parcel information can be found in [Appendix D](#).

**Table 4: Surplus properties suitable for consideration in affordable housing development**

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">S Forest St &amp; W Newell Ave (Lot 1 of 3)</a> <a href="#">Page 24</a>	Westport 98595 Grays Harbor	Access is on private driveway off W Newell Ave. Undeveloped, with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.79	No Comprehensive Plan	<a href="#">R-1</a>	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
<a href="#">S Forest St &amp; W Newell Ave (Lot 2 of 3)</a> <a href="#">Page 27</a>	Westport 98595 Grays Harbor	Split lot abutting S Forrest St. Undeveloped with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.85	No Comprehensive Plan	<a href="#">R-1</a> & <a href="#">MUTC-1</a>	Undeveloped	Native tree growth on parcel. Zoning allows residential and mixed use development.	DNR
<a href="#">S Forest St &amp; W Newell Ave (Lot 3 of 3)</a> <a href="#">Page 30</a>	Westport 98595 Grays Harbor	Access is on W Newell Ave. Undeveloped with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.62	No Comprehensive Plan	<a href="#">R-1</a>	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
<a href="#">XXX E 57th St/ E Q St</a> <a href="#">Page 33</a>	Tacoma 98404 Pierce	Access is on corner of E Q St. and E 57th St. Critical areas are close to this lot and will need a feasibility study done to see how much wetlands are on the lot for a building lot.	0.55	Single Family Residential	<a href="#">R-2</a>	Undeveloped	Undeveloped land. Minimum lot size is 5,000 sq. ft.	DNR

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Nolte-Veazie Cumberland Rd SE/304th Ave SE</a> <a href="#">Page 36</a>	Black Diamond 98010 King	Public road access. Adjacent to Nolte State Park and Deep Lake. No mapped erosion, landslide, or flood plain designations.	13.50	OP & RA-5	<a href="#">RA-5</a>	Undeveloped	Undeveloped parcel with heavy evergreen tree growth.	PARKS
<a href="#">810 30TH St NE (Auburn State Park)</a> <a href="#">Page 39</a>	Auburn 98002 King	Undeveloped parcel encompassing all of Auburn State Park. Access to utilities. No mapped erosion, landslide, or flood plain designations.	1.59	Institutional	<a href="#">C3</a>	Undeveloped	Lot allows for development of residential construction as part of a mixed-use development.	PARKS
<a href="#">Thacker Rd. and Rainier Rd</a> <a href="#">Page 42</a>	Othello 99344 Adams	Access to parcel via Rainier Rd. Undeveloped land with level topography and native trees. No mapped erosion, landslide, or flood plain designations.	40.35	Rural Residential	<a href="#">R-1</a>	Undeveloped	Portion of surplus lot located 3 miles from Othello, WA.	WSDOT
<a href="#">Patton Blvd. and Harris Rd.</a> <a href="#">Page 45</a>	Moses Lake 98837 Grant	Access to parcel via Patton Blvd. Undeveloped land with level topography. No mapped erosion, landslide, or flood plain designations.	4.03	General Commercial	<a href="#">UC1</a>	Undeveloped	Lot allows for development of residential construction as part of a mixed-use development.	WSDOT
<a href="#">One-way Highway Off Ramp at 3rd Avenue SE</a> <a href="#">Page 48</a>	Lacey 98516 Thurston	Access to parcel via 3rd Ave and Golf Club Rd. Parcel is lightly treed, has some open space with native grasses. No mapped erosion, landslide, or flood plain designations.	0.69	Woodland District	<a href="#">WD - Urban Neighbor hood 1</a>	Undeveloped	Parcel has a natural tree buffer over most of the common property line along Interstate 5.	WSDOT

The results of this report are not conclusive, but rather reflect data provided by participating state agencies and accessible digitally. Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

## Supplemental State Surplus Property information and results

[Appendix A](#) provides a review of the definitions contained in RCW 43.63A.510 (Affordable Housing – Inventory of State-owned Land), and RCW 39.33.015 (Transfer, Lease, Disposal of Public Property for Affordable Housing.) [Appendix B](#) includes the list of surplus properties that are unsuitable for consideration in affordable housing development in Table 1.

[Appendix C](#) describes the methodology for the expanded data collected for suitable properties in the State Surplus Property Inventory. [Appendix D](#) has detailed information on the nine properties that were determined to be potentially suitable for affordable housing development.

## Conclusion

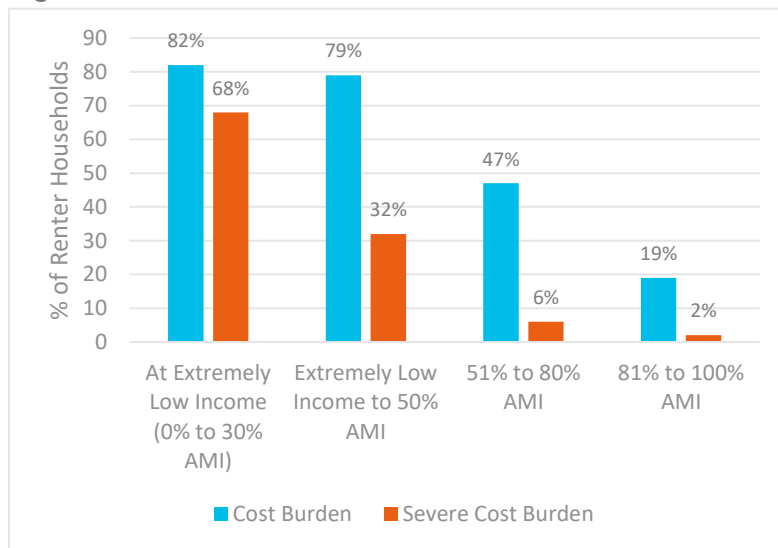
### State Surplus Property Program Inventory findings

The State Surplus Property Program inventory list consolidated 47 properties in 2021:

- Nine properties (19%) on the Surplus Property Inventory are suitable for consideration of affordable housing development.
  - Seven of these suitable properties are located in Western Washington and two are located in Eastern Washington.
- Thirty-eight properties (81%) on the Surplus Property Inventory are unsuitable for consideration of affordable housing development. Unsuitable properties typically have more than one disqualifying feature, with the primary reason being a lack of infrastructure:
  - Twenty-seven properties (71%) lack access to at least two types of utilities (power, water and sewer)
  - Twenty-five properties (66%) have zoning restrictions
  - Nineteen properties (50%) do not have a legal access
  - Thirteen properties (34%) have a lot is too small for residential development based on local code
  - Ten properties (26%) with wetlands present
  - Ten properties (26%) with geologic hazards present
  - Seven properties (18%) with erosion impediments present
- No properties from the 2020 State Surplus Property Program Report were transferred, leased, or disposed for affordable housing development under the authority of [RCW 39.33.015](#).

# An ongoing need to support affordable housing in Washington

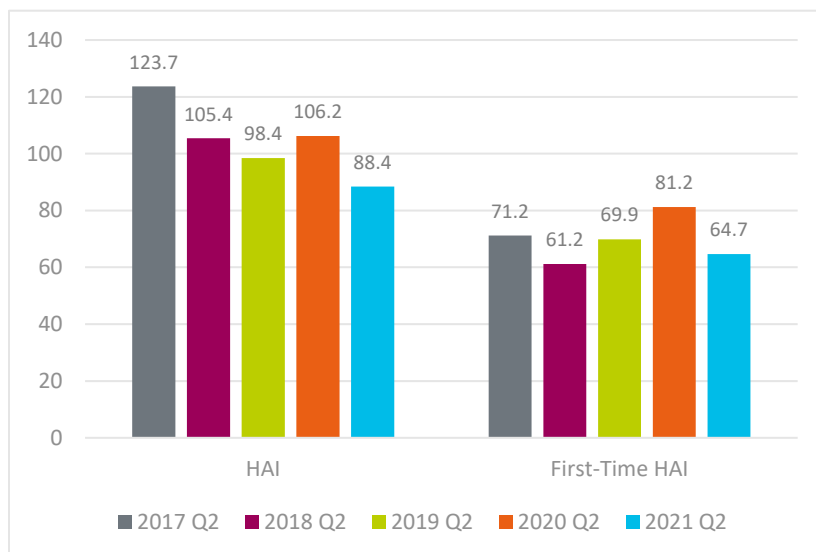
**Figure 1: Percent of renter Households with Cost Burden**



In Washington, nearly half of renters are cost-burdened, spending more than 30% of their household income on housing costs.<sup>8</sup> Those with extremely low incomes, where household income is 30% or less of the Area Median Income, have the hardest time finding and keeping housing.<sup>9</sup> As shown in Figure 1, these households must spend more of their income on housing than what is affordable to their income level. This puts these households at risk of losing their housing or moving to less expensive areas, which are further from jobs and public transportation options.<sup>10</sup> When housing costs are more affordable and housing opportunities are more readily available, there is a lower likelihood of these households becoming

homeless or being priced out of the places they currently live. As of 2019, 21.7% of Washington renters (229,295 households) were extremely low-income. For the affordable housing gap to close, an additional 157,461 units would be necessary to house these low-income earners.<sup>11</sup>

**Figure 2: Statewide HAI & first time HAI**



Housing affordability is also not improving for Washington's prospective homeowners. The Washington Center for Real Estate Research's (WCER) Housing Market Summary indicates that for first-time and repeat homebuyers, home purchases continue to be unaffordable in 20 of the state's 39 counties.<sup>12</sup>

WCER's Home Affordability Index (HAI) is a measure of median income and the amount needed to afford a median-priced home. An HAI value of 100 means that a household with a median income has exactly enough income to qualify for a mortgage on a median priced home.<sup>13</sup> Similarly, the first time HAI uses a median household income of

perspective buyers that is lower than the HAI, to approximate the affordability of first-time buyers purchasing a

<sup>8</sup> National Low Income Housing Coalition, [The Gap: A Shortage of Affordable Homes 2019](#), Accessed 11/1/2021.

<sup>9</sup> Department of Commerce, Affordable Housing Advisory Board Annual Update (2019)

<sup>10</sup> Northern Virginia Affordable Housing Alliance, [Leveraging Public Land for Affordable Housing](#), Sept., 2014, Accessed 11/1/2021.

<sup>11</sup> National Low Income Housing Coalition, [The Gap: A Shortage of Affordable Homes 2021](#), Accessed 11/1/2021.

<sup>12</sup> Washington Center for Real Estate Research, [Washington State's Housing Market Summary 2021 Q2](#), Accessed 11/1/2021.

<sup>13</sup> Washington Center for Real Estate Research, [Guide for Interpreting Housing Affordability Indices](#), Oct. 14, 2021. Accessed 11/1/2021.



less-than-median priced home. A first time HAI value of 100 means that a household with 70% of median household income has exactly enough income to qualify for a mortgage on a home priced at 85% of the median.<sup>14</sup> As illustrated in Figure 2, there was a temporary increase in affordability throughout the state in 2020, but the trend in decreasing housing affordability throughout the state in years prior continued in 2021.

## Using state-owned surplus properties for affordable housing development

Although no properties on the State Surplus Property Program's inventory were used for affordable housing development throughout 2020-21, programs within Commerce note a substantial need for this type of construction in Washington.<sup>15</sup> The State Surplus Property Program plans to continue working to improve the quality of this report and its visibility with interested stakeholders. With the continued support of designated state agencies, the State Surplus Program Report can be an additional tool to support efforts that result in more affordable housing throughout the state.

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<sup>14</sup> Washington Center for Real Estate Research, [Guide for Interpreting Housing Affordability Indices](#), Oct. 14, 2021. Accessed 11/1/2021.

<sup>15</sup> Washington State Department of Commerce, Affordable Housing Advisory Board, [2019 Annual Report](#); Bond Cap Allocation Program, [2020 Bond Cap Biennial Report](#); Community Development Block Grant Program, [2020-2024 Consolidated Housing Plan](#)

# Appendix A: Definitions from RCW 43.63A.510 and RCW 39.33.015

## RCW 43.63A.510 "Affordable Housing--Inventory of State-owned Land"

"Affordable housing" means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.

"Very low-income household" means a single person, family, or unrelated persons living together whose income is at or below 50 percent of the median income, adjusted for household size, for the county where the affordable housing is located.

"Low-income household" means a single person, family, or unrelated persons living together whose income is more than 50 percent but is at or below 80 percent of the median income where the affordable housing is located.

"Moderate-income household" means a single person, family, or unrelated persons living together whose income is more than 80 percent but is at or below 115 percent of the median income where the affordable housing is located.

"Affordable housing development" means state-owned real property appropriate for sale, transfer, or lease to an affordable housing developer capable of:

- Receiving the property within 180 days
- Creating affordable housing units for occupancy within 36 months from the time of transfer

"Designated agencies" means the Washington State Patrol, the State Parks and Recreation Commission, and the departments of Natural Resources, Social and Health Services, Corrections, and Enterprise Services.

## RCW 39.33.015 "Transfer, Lease, Disposal of Public Property for Affordable Housing"

"Public benefit" means affordable housing for low-income and very low-income households as defined in RCW 43.63A.510, and related facilities that support the goals of affordable housing development in providing economic and social stability for low-income persons.

"Surplus public property" means excess real property that is not required for the needs of or the discharge of the responsibilities of the state agency, municipality, or political subdivision.

## Appendix B: State Surplus Property Inventory results: Properties not suitable for consideration

**Appendix B Table 1: Surplus properties not suitable for consideration in affordable housing development**

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Former Ice Caves State Park</a>	Chelan 98816 Chelan	Too far from utility services. Entire parcel is in erosion hazard zone. Portion of parcel is in landslide hazard zone.	159.00	RR20	RR20	Undeveloped	Parcel has hilly topography with valley running through the middle. Access via Apple Acres Rd., North of Lake Chelan Airport.	PARKS
<a href="#">Battle Ground Lake State Park NE Palmer Rd &amp; NE 171 St Ct</a>	Battle Ground 98604 Clark	Northern portion of parcel is in a severe erosion hazard area. Parcel has slopes with >15% incline. Outside flood area.	0.05	PF, R-5	Rural	Undeveloped	Clark County code states the minimum lot size for development in this zone is five acres for a maximum density of one unit per five acres. Lot is too small for development.	PARKS
<a href="#">North side of Willow Creek Road</a>	Dayton 99328 Columbia	Too far from utility services, no access to transit lines. The parcel has variable topography, mostly level and terraced with near-vertical rock walls.	13.70	A-1	Agricultural	Undeveloped, former WSDOT Pit Area	Above the former pit is gently sloping ground covered in native grasses. County has expressed interest in this property.	WSDOT

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Sun Lake-Lake Lenore-West of Lake Lenore off HWY 17</a>	Coulee City 98823 Douglas	No legal access. Too far from utility services and transit lines. Variable topography but mostly flat land.	40.00	Rural Resource 20	RR 20	Undeveloped	Landlocked parcel. No access to utilities.	PARKS
<a href="#">Intersection of SR 17 and Patton Blvd. in Moses Lake</a>	Moses Lake 98837 Grant	No legal access. A portion of the property is a former stockpile site with significant material removed leaving depressions in the topography.	27.80	UC1	UC1	Vacant, former WSDOT Stockpile Site	Aerospace Overlay Zoning protection. This vacant parcel is pre-dominantly sage brush with some native grasses.	WSDOT
<a href="#">Grayland A-HWY 105</a>	Grayland 98547 Grays Harbor	The western portion of this parcel is in a flood zone. The lot is located next to a shoreline.	1.30	R-3 SMP: Shoreline Residential	R-3	Restroom Facility & Open Access	Parcel intersected by Grayland Beach Rd. to beach access. 2018 construction of a restroom building (comm./ag./utility).	PARKS
<a href="#">Bottle Beach (Lot 1 of 2)</a>	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked.	0.60	G-5	G-5	Undeveloped	Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Bottle Beach (Lot 2 of 2)</a>	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked. Wetlands surround property to the north and east.	0.60	G-5	G-5	Undeveloped	Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations.	PARKS
<a href="#">HJ Carroll Park-Dabob Bay near Brinnon</a>	Brinnon 98320 Jefferson	No public access. Triangular lot with native trees and undeveloped land.	3.00	PPR	PPR	Undeveloped	Jefferson County zoning code states that no residential units may be developed on properties zoned as PPR.	PARKS
<a href="#">Near Stillpoint Ln &amp; N Jacob Miller RD</a>	Port Townsend 98368 Jefferson	Access through private driveway. Too far from services. This lot is on city water.	0.80	Rural Residential	RR-20	Vacant	Parcel is too small to develop based on zoning criteria. Partially cleared parcel surrounded by evergreen trees.	DNR
<a href="#">WA-104 &amp; Highland Rd. NE</a>	Kingston	No legal access This property is a right of way with natural trees and gently sloping topography with mapped moderate land slide and erosion hazard.	0.37	RR	RR	Vacant, Undeveloped	Per the Kitsap County Code, the maximum density of this parcel is 1DU/5 Acres and is too small for residential development.	WSDOT

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Kitsap Memorial-178 NW Park Street</a>	Poulsbo 98370 Kitsap	No legal access. Portions of this lot are in wetlands and erosion hazard zones.	4.00	Public Facilities	Park	Undeveloped, Park Land	This zone is not intended to accommodate population growth and therefore does not have an allowed density.	PARKS
<a href="#">Ginkgo Huntzinger Rd</a>	Vantage 98950 Kittitas	Portion of property is on a slope steeper than 30 percent. There is an extreme hazard rating for roof safety.	8.30	Rural Working	Forest and Range	Undeveloped	In a Forest and Range zone, plots must be at least 20 acres, or at least ½ an acre if cluster platting or conservation platting occurred.	PARKS
<a href="#">Roza View Drive off of SR 821 near WA Mile Post 8 Boat Launch</a>	Yakima 98901 Kittitas	The parcel is covered mostly in sage brush, and has a steep hillside as well as some mostly level to gently sloping benched ground.	3.91	Forest and Range, Rural 5	Forest and Range, Rural 5	Undeveloped, former WSDOT Pit Area	The parcel sits between two zoning designations. The lot size requirements are not satisfactory for residential development.	WSDOT
<a href="#">Corner of S 1st St and W Main St</a>	Almira 99103 Lincoln	There is a hill that intersects most of the lots on this parcel. North portion of lot sits on a drainage ditch which is classified as a wetland.	0.18	Residential	Agricultural/ Commercial	Vacant	Lots 1-12 - Lots vary in size. Further research needed. Lincoln County states it is not owned by DNR, possible sale disruption.	DNR

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">West of E. Johns Prairie Road and SR 3</a>	Shelton 98584 Mason	There is no legal access to parcel. No utilities or sewer access at property.	7.32	Shelton UGA	UGA & Industrial	Undeveloped, set up for mining operation	This parcel was intended for use as a surface mining operation but the property has been dormant for many years. The abutter roadways are under private ownership.	WSDOT
<a href="#">East of Twisp Airport Rd. &amp; WA-20</a>	Methow Valley 98856 Okanogan	The majority of the parcel is steep mountainside with an estimated one acre gently sloping.	6.12	MRD UL20	MRD	Undeveloped	Parcel is covered in various types of brush and grass. Situated outside the Twisp UGA Boundary.	WSDOT
<a href="#">168f Old Riverside Hwy</a>	Omak 98841 Okanogan	This parcel has private access leading to site. The parcel is generally level with slopes in the previously mined area.	14.55	Suburban Residential	Rural 20	Undeveloped, former WSDOT Pit Site Area	Parcel is covered in various types of brush and grass.	WSDOT
<a href="#">Lake Newport HWY 20/Silver Leaf Rd</a>	Newport 99156 Pend Oreille	No legal access from HWY-20 or Silver Leaf Rd. Parcel is covered with evergreen trees and native grasses.	158.00	PL SMP: Natural	PL	Undeveloped	Parcel's northern side borders the Pend Oreille River. Train tracks run east/west through the parcel. The PL designation does not allow for residential construction.	PARKS



Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">13th St. SW &amp; 31st Ave. SW</a>	Puyallup 98373 Pierce	Legal access on 13th St. SW. Limited access to utilities. Mostly level parcel with gentle sloping.	2.85	PF	PF	Undeveloped	The PF zoning does not allow for residential construction.	WSDOT
<a href="#">Alger Cain Lake Road and Old Highway 99</a>	Sedro-Woolley 98284 Skagit	The parcel is relatively flat to gently rolling. The parcel is covered with trees and brush. A small nonviable gravel pit is located on the northern portion of the parcel.	39.61	Rural Reserve	Rural Reserve	Undeveloped	Small ponding areas, which may be considered wetlands, on the parcel.	DNR
<a href="#">Riverside-Charles Rd/W Highland Rd</a>	Nine Mile Falls 99026 Spokane	Undeveloped land covered with trees. Slight hilled incline on SW triangular lot.	3.18	RCV	RCV	Undeveloped	Two lots intersected by W. Charles Rd & W. Highland Rd. Too far from services.	PARKS
<a href="#">Riverside-Old Trails btwn N Hayford Rd &amp; N Old Trails Rd</a>	Nine Mile Falls 99026 Spokane	Parcel is currently landlocked. Parcel is intersected by two elevated ridges with a narrow valley is between them.	40.00	RCV	RCV	Undeveloped	Parcel is too far from services and does not have public road access.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Government Way/Huston Road (Lot 1 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25101.0607. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	1.94	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
<a href="#">Government Way/Huston Road (Lot 2 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25101.1402. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	0.63	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
<a href="#">Government Way/Huston Road (Lot 3 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25102.1101. No public access. Irregular shaped narrow lot on an incline. Variable topography with natural trees.	3.74	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS
<a href="#">Government Way/Huston Road (Lot 4 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25102.9055. No public access. Irregular shaped narrow lot. Variable topography with natural trees.	3.98	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS
<a href="#">4312 E Joseph</a>	E. Spokane 99217 Spokane	Mostly level topography, located in east Spokane. Several cars parked on the property. Water and sewer are at site.	0.38	LI	LI	Vacant	Zoning restriction on residential construction. Interested buyer has contacted DNR; COVID-19 has interrupted the sale of this property.	DNR

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Mt. Spokane-Nelson Rd-North of Day Mt Spokane Rd</a>	Chattaroy 99003 Spokane	Possible issue with access to the parcel. Property does not have access to utilities. Too remote for services.	160.00	RCV	RCV	Undeveloped	Access via N. Day Mt. Spokane Rd to south portion of parcel. Parcel has a variable topography and is covered in native trees	PARKS
<a href="#">Crystal Falls-HWY 20 Colville-Tiger Rd</a>	Colville 99140 Stevens	Forest service road access to south end of property. Parcel is covered with native trees and variable topography. Too remote for services.	104.00	5629600: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is north Crystal Falls State Park. Intersected by a HWY 20 Colville-Tiger Rd	PARKS
<a href="#">Crystal Falls-HWY 20 Colville-Tiger Rd</a>	Colville 99140 Stevens	No road to access, parcel is currently landlocked. Parcel is covered with native trees and variable topography. Too remote for services.	13.00	5630300: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is Crystal Falls State Park, parcels are separated by HWY-20 Colville-Tiger Rd.	PARKS
<a href="#">North of SR 121/93rd Ave. &amp; abutting I-5</a>	Tumwater 98512 Thurston	The parcel is mostly level to gently sloping, and is covered with wetlands vegetation and forested areas.	4.82	Tumwater UGA	LI	Undeveloped	A large pond is on the parcel within a flood plain	WSDOT
<a href="#">4357 Meridian Street</a>	Bellingham 98226 Whatcom	Parcel has no legal or constructed access. The slightly below grade parcel is covered in native vegetation.	0.31	Public land	Commercial	Vacant	Public utilities are available to the area, but will need to be extended to the parcel.	WSDOT

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">22393 Ice Harbor Dr.</a>	Burbank 99323 Walla Walla	Parcel has no legal access. Limited access to utilities and services. Slight to moderate erosion hazard area.	3.74	Rural Agriculture	RA-10	Undeveloped	Surplus parcel south of HWY 124, Ice Harbor Dr. Lot allows 1DU per 10 acres.	WSDOT
<a href="#">215 S Beech Street</a>	Toppenish 98948 Yakima	Legal access vis S Beech St. Access to utilities. Level topography covered with native grasses.	0.13	General Business	B2	Vacant	Residential construction is not allowed per zoning regulations. Parcel has issue with vehicles parked.	DNR
<a href="#">5th Ave. &amp; Alder St</a>	Toppenish 98948 Yakima	Legal access vis 5th Ave & Alder St. Access to utilities. Level topography covered with native grasses.	0.12	R2	R1	Vacant	Lot is too small per zoning regulations.	DNR

# Appendix C: Expanded data collected for suitable properties in the State Surplus Property Inventory

The suitability of a property was defined by RCW 43.63A.510 (2) as:

- Lot characteristics, for example lot size
- Current land-use designation
- Current zoning code and ability to develop all forms of affordable housing
- Location characteristics and impediments to construction

In 2019, the State Surplus Property Program decided to include more detailed location information about the properties on the surplus inventory list. After review of Washington State Affordable Housing Combined Funders applications and the Department of Commerce Housing Trust Fund handbook, additional criteria were selected to provide more detailed property data to potential affordable housing developers. Criteria included:

- Analysis of lot size and land use that fits within zoning requirements
- Permitted construction of single-family dwellings, multi-family dwellings and group homes
- Evaluate the presence of tsunami hazards, critical areas and wetlands in the property's vicinity
- Establish whether properties have access to roads and basic utilities
- Determine there are no geological or environmental impediments to development
- Calculate the distance to basic services, such as schools, medical facilities and grocery stores
- Assess if properties have access to employment centers

The results of this report are not conclusive; they merely reflect data provided by participating state agencies – Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation – and digitally accessible data.

In some cases, discrepancies between information gathered by agencies and county assessors prevented determination of a property's suitability. In other cases, the requisite data to determine a property's suitability could not be located.

Site-specific visits would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

# Appendix D: Expanded property information, suitable properties

## S Forest St & W Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	34,200 Sq. Ft. / 0.785 Acres Minimum Lot Size 5,000 Sq. Ft.	No Comprehensive Plan No Comprehensive Plan Overlay	Residential 1 (Westport R1) No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [102503000100](#)

**Property Address:** S Forest St & W Newell Ave  
Westport, WA 98595

**State Agency Owner:** Department of Natural Resources

**Jurisdiction:** Grays Harbor County, Incorporated

**Legislative District:** 19

**Census Tract:** 16

**Section-Township-Range:** S16-T12N-R13W

**Area (approx.):** 34,200 Sq. Ft. / 0.785 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Residential 1 \(Westport R1\)](#)

**Allows Single-Family:** Yes

**Allows Multi-Family:** Yes

**Allows Group Homes:** Yes

**Maximum Density:** 8 DU/1 Acre

**Minimum Lot Size:** 5,000 Sq. Ft.

#### Land Use Characteristics

**Land Use Designation:**

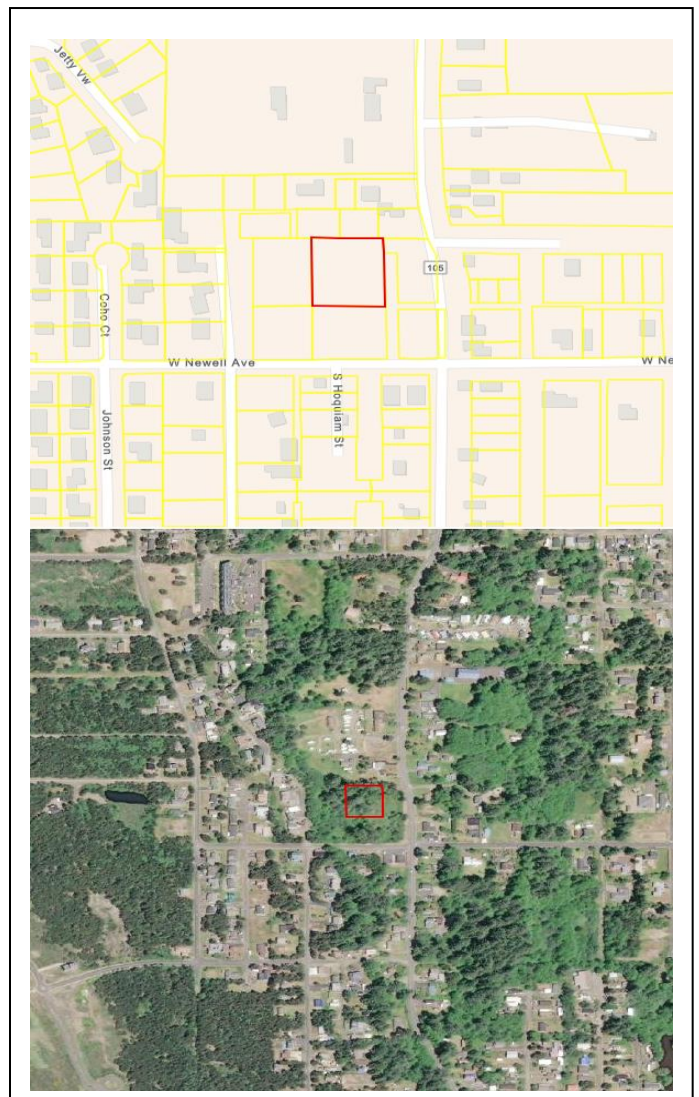
No Comprehensive Plan

**Current Property Use:** UNDEVELOPED LAND

**DOR Use Code:** 91

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53027C0863D](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Grays Harbor

**Minor Drainage:** Elk River-Frontal South Bay

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** D

**Liquefaction Susceptibility:** Moderate to High

**Street View Image Not Available**

### Historic Characteristics

**Archaeological Probability:** High to Very High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via S Forest St & W Newell Ave

**Paved Streets:** No

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Shop n' Kart, 1.1mi.

**Food Bank:** South Beach Food Bank, 1.2mi.

**Pharmacy:** Twin Harbor Drug, 1.7mi.

**Medical Facility:** Grays Harbor Community Hospital - East, 20.63mi.

**Social Services Office:** Aberdeen - Wishkah Street, 20.62mi.

**School(s):**

Ocosta Elementary School, 1.48mi.

Ocosta Junior - Senior High, 1.26mi.

**Library:** Westport Timberland Library, 1.1mi.



**Child Care Center:** South Beach Christian Dc, 3.89mi.  
**Park/Recreational Amenity:** Grant Army Memorial Park, 0.65mi.  
**Bank:** First Interstate Bank, 1.47mi.  
**Credit Union:** IAM Woodworkers, 19.2mi.  
**Transit Stop:** Forrest at Chehalis, 0.5mi.  
**Employment center:** WorkSource Grays Harbor, 20.7mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$26,220  
**Building Value:** \$0  
**Total Property Value:** \$26,220  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

#### DISCLAIMER:

The results of this report are not conclusive; they merely reflect data provided by participating state agencies — Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation — and digitally accessible data.

Site-specific visits and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

## S Forest St & W Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	37,026 Sq. Ft. / 0.850 Acres Minimum Lot Size 5,000 Sq. Ft.	No Comprehensive Plan No Comprehensive Plan Overlay	Westport Mixed Use Commercial Tourism 1 (Westport MUCT1) Westport R1 (Residential 1) No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [102502900900](#)

**Property Address:** S Forest St & W Newell Ave  
Westport, WA 98595

**State Agency Owner:** Department of Natural Resources

**Jurisdiction:** Grays Harbor County, Incorporated

**Legislative District:** 19

**Census Tract:** 16

**Section-Township-Range:** S16-T12N-R13W

**Area (approx.):** 37,026 Sq. Ft. / 0.850 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Westport Mixed Use Commercial Tourism 1 \(Westport MUCT1\)](#)

[Westport R1 \(Residential 1\)](#)

**Allows Single-Family:** Yes

**Allows Multi-Family:** Yes

**Allows Group Homes:** Yes

**Maximum Density:** 8 DU/1 Acre

**Minimum Lot Size:** 5,000 Sq. Ft.

#### Land Use Characteristics

**Land Use Designation:**

No Comprehensive Plan

**Current Property Use:** UNDEVELOPED LAND

**DOR Use Code:** 91

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53027C0863D](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Grays Harbor

**Minor Drainage:** Elk River-Frontal South Bay

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

Predominantly Hydric - 162; Yaquina loamy fine sand

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** D

**Liquefaction Susceptibility:** Moderate to High

### Historic Characteristics

**Archaeological Probability:** High to Very High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via S Forest St & W Newell Ave

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Shop n' Kart, 1mi.

**Food Bank:** South Beach Food Bank, 1.1mi.

**Pharmacy:** Twin Harbor Drug, 1.6mi.

**Medical Facility:** Grays Harbor Community Hospital - East, 20.63mi.

**Social Services Office:** Aberdeen - Wishkah Street, 20.62mi.

**School(s):**

Ocosta Elementary School, 1.49mi.



Ocosta Junior - Senior High, 1.26mi.

**Library:** Westport Timberland Library, 1mi.

**Child Care Center:** South Beach Christian Dc, 3.89mi.

**Park/Recreational Amenity:** Grant Army Memorial Park, 0.6mi.

**Bank:** First Interstate Bank, 1.37mi.

**Credit Union:** IAM Woodworkers, 19.21mi.

**Transit Stop:** Forrest at Chehalis, 0.4mi.

**Employment center:** WorkSource Grays Harbor, 20.71mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$93,000

**Building Value:** \$0

**Total Property Value:** \$93,000

**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -

**Document Type:** -

**Sale Number:** -

**Sale Amount:** -

#### SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

#### DISCLAIMER:

The results of this report are not conclusive; they merely reflect data provided by participating state agencies — Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation — and digitally accessible data.

Site-specific visits and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.



## S Forest St & W Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria	Meets Land Use Designation Criteria	Meets Zoning Classification Criteria
Yes	Yes	Yes	Yes
Meets All Location Criteria	27,000 Sq. Ft. / 0.620 Acres Minimum Lot Size 5,000 Sq. Ft.	No Comprehensive Plan No Comprehensive Plan Overlay	Residential 1 (Westport R1) No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [102503001600](#)

**Property Address:** S Forest St & W Newell Ave Westport, WA 98595

**State Agency Owner:** Department of Natural Resources

**Jurisdiction:** Grays Harbor County, Incorporated

**Legislative District:** 19

**Census Tract:** 16

**Section-Township-Range:** S16-T12N-R13W

**Area (approx.):** 27,000 Sq. Ft. / 0.620 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Residential 1 \(Westport R1\)](#)

**Allows Single-Family:** Yes

**Allows Multi-Family:** Yes

**Allows Group Homes:** Yes

**Maximum Density:** 8 DU/1 Acre

**Minimum Lot Size:** 5,000 Sq. Ft.

#### Land Use Characteristics

**Land Use Designation:**

No Comprehensive Plan

**Current Property Use:** UNDEVELOPED LAND

**DOR Use Code:** 91

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53027C0863D](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Grays Harbor

**Minor Drainage:** Elk River-Frontal South Bay

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

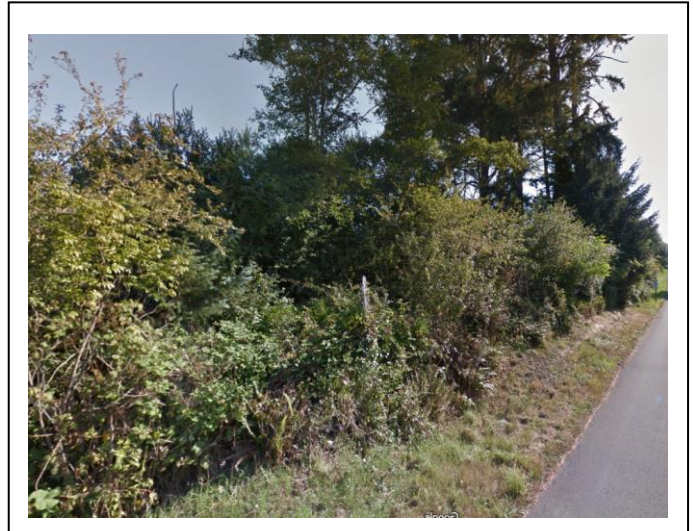
Predominantly Hydric - 162; Yaquina loamy fine sand

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** D

**Liquefaction Susceptibility:** Moderate to High



### Historic Characteristics

**Archaeological Probability:** High to Very High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via S Forest St & W Newell Ave

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Shop n' Kart, 1.1mi.

**Food Bank:** South Beach Food Bank, 1.2mi.

**Pharmacy:** Twin Harbor Drug, 1.7mi.

**Medical Facility:** Grays Harbor Community Hospital - East, 20.63mi.

**Social Services Office:** Aberdeen - Wishkah Street, 20.62mi.

**School(s):**

Ocosta Elementary School, 1.48mi.

Ocosta Junior - Senior High, 1.26mi.

**Library:** Westport Timberland Library, 1.1mi.  
**Child Care Center:** South Beach Christian Dc, 3.89mi.  
**Park/Recreational Amenity:** Grant Army Memorial Park, 0.65mi.  
**Bank:** First Interstate Bank, 1.47mi.  
**Credit Union:** IAM Woodworkers, 19.22mi.  
**Transit Stop:** Forrest at Chehalis, 0.5mi.  
**Employment center:** WorkSource Grays Harbor, 20.72mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$30,000  
**Building Value:** \$0  
**Total Property Value:** \$30,000  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

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## XXX E 57TH St/E Q St - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	24,001.56 Sq. Ft. / 0.551 Acres Minimum Lot Size 5,000 Sq. Ft.	Single Family Residential No Comprehensive Plan Overlay	Residential 2 (R2) Incorporated No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [5345000140](#)

**Property Address:** XXX E 57th St/E Q St Tacoma, WA 98404

**State Agency Owner:** Department of Natural Resources

**Jurisdiction:** Pierce County, Incorporated

**Legislative District:** 27

**Census Tract:** 633

**Section-Township-Range:** SE1/4 S22-T20-R03

**Area (approx.):** 24,001.56 Sq. Ft. / 0.551 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Residential 2 \(R2\)](#)

**Allows Single-Family:** Yes

**Allows Multi-Family:** Conditional (Townhouse and Two-Family Only)

**Allows Group Homes:** Yes

**Maximum Density:** 8 DU/1 Acre

**Minimum Lot Size:** 5,000 Sq. Ft.

#### Land Use Characteristics

**Land Use Designation:**

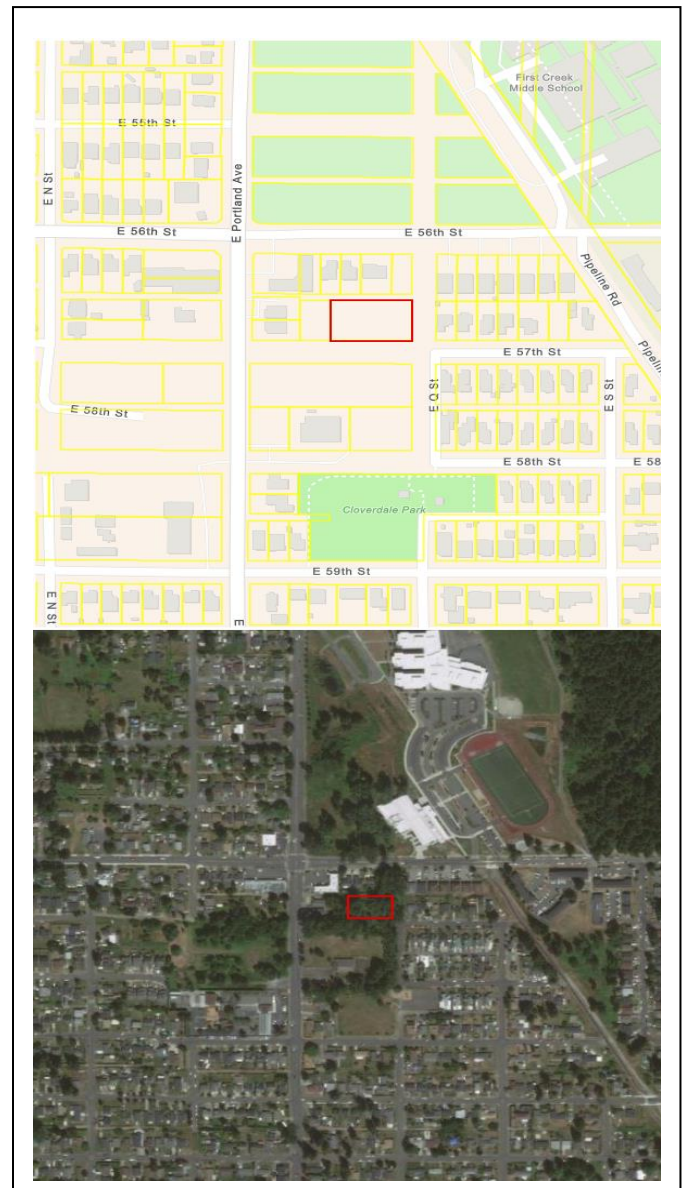
Single Family Residential

**Current Property Use:** UNDEVELOPED

**DOR Use Code:** 91

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Areas

**FIRM Panel(s):** [53053C0309E](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Puyallup

**Minor Drainage:** Puyallup River

### Geologic Characteristics

**Hydric Soils Present:** -

**Soil Type(s):**

Check with Planning Department

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** C

**Liquefaction Susceptibility:** Very Low



### Historic Characteristics

**Archaeological Probability:** Moderate to High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** [Yes](#)

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via 57th St. and E Q St

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Safeway, 3.8mi.

**Food Bank:** Eloise's Cooking Pot Food Bank, 2.8mi.

**Pharmacy:** Walgreens Pharmacy, 1.8mi.

**Medical Facility:** St. Joseph Medical Center, 4.97mi.

**Social Services Office:** Tacoma - 72nd Avenue, 1.41mi.

**School(s):**

Boze Elementary, 0.9mi.

Stewart Middle, 2.2mi.

Lincoln High, 3.41mi.

Bryant Montessori School, 6.1mi.

**Library:** Moore Branch, 1.91mi.  
**Child Care Center:** Knowledge Kollege Daycare Center, 1.06mi.  
**Park/Recreational Amenity:** Cloverdale Park, 0.1mi.  
**Bank:** KeyBank National Association, 1.2mi.  
**Credit Union:** Sound Credit Union, 3.1mi.  
**Transit Stop:** Portland Ave E & E 60th St, 0.4mi.  
**Employment center:** Remedy Intelligent Staffing, 4.4mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$104,800  
**Building Value:** \$0  
**Total Property Value:** \$104,800  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Natural Resources Surplus Property Inventory, Tacoma, WA Municipal Code, Tacoma, WA Zoning Map, Pierce County Assessor's Office, Pierce County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

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## Nolte-Veazie Cumberland Rd/304th Ave SE - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	689,990 Sq. Ft. / 15.840 Acres Minimum Lot Size 3.75 Acres	Other Parks/Wilderness (OP) Rural Area (RA) Other Parks/Wilderness Overlay	Rural Area 5 (RA-5) No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [3221079003](#)

**Property Address:** Nolte-Veazie Cumberland Rd/304th Ave SE Naco, WA 98022

**State Agency Owner:** Parks and Recreation Commission

**Jurisdiction:** King County, Unincorporated

**Legislative District:** 5

**Census Tract:** 315.01

**Section-Township-Range:** NE-32-21-7

**Area (approx.):** 689,990 Sq. Ft. / 15.840 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Rural Area 5 \(RA-5\)](#)

**Allows Single-Family:** Yes

**Allows Multi-Family:** Yes

**Allows Group Homes:** No

**Maximum Density:** 1 DU/2.5-10 Acres

**Minimum Lot Size:** 3.75 Acres

#### Land Use Characteristics

**Land Use Designation:**

Other Parks/Wilderness (OP)

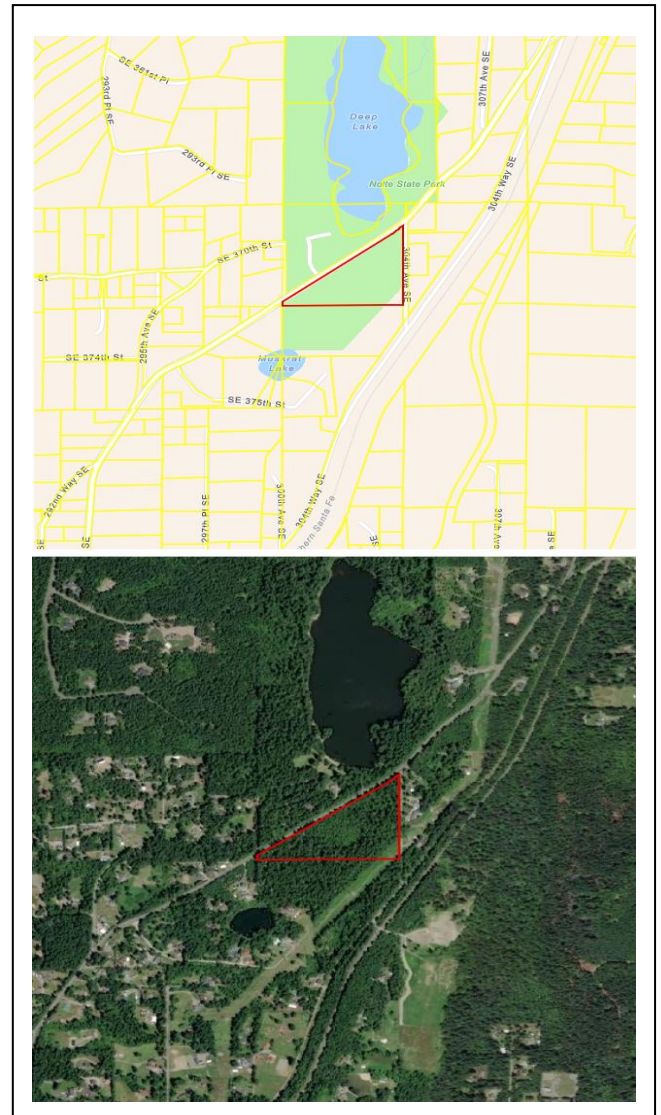
Rural Area (RA)

**Current Property Use:** UNDEVELOPED LAND (Single-Family)

**DOR Use Code:** 91

**Within Urban Growth Area?:** County

**Within "Limited Area of More Intense Rural Development"?:** No





## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53033C1315G](#)

**Shoreline Designation:** Does Not Apply -

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Duwamish

**Minor Drainage:** Coal Creek (Green) and Deep Creek

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Non-Hydric - EvC; Everett very gravelly sandy loam, 8 to 15 percent slopes

Non-Hydric - EvD; Everett very gravelly sandy loam, 15 to 30 percent slopes

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** C

**Liquefaction Susceptibility:** Low

### Historic Characteristics

**Archaeological Probability:** Moderate to High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** [Yes](#)

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via Nolte-Veazie Cumberland Rd/304th Ave SE

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Not Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Safeway, 5.9mi.

**Food Bank:** Enumclaw Kiwanis Food Bank, 6.1mi.

**Pharmacy:** Walgreens Pharmacy, 6.1mi.

**Medical Facility:** St. Elizabeth Hospital, 5.76mi.

**Social Services Office:** Buckley - Rainier School, 11.43mi.

**School(s):**

Byron Kibler Elementary School, 5.89mi.



Thunder Mountain Middle School, 4.84mi.  
Enumclaw Sr High School, 7.56mi.  
Carbonado Historical School 19, 17.27mi.  
**Library:** Enumclaw Public Library, 5.94mi.  
**Child Care Center:** A Country Garden Montessori, 3.75mi.  
**Park/Recreational Amenity:** Nolte State Park, <0.1mi.  
**Bank:** JPMorgan Chase Bank, National Association, 4.58mi.  
**Credit Union:** White River Credit Union, 6mi.  
**Transit Stop:** Griffen Ave & Wells St, 6mi.  
**Employment center:** Allegiance Staffing, 20.8mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$352,000  
**Building Value:** \$0  
**Total Property Value:** \$352,000  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Parks and Recreation Commission Surplus Property Inventory, King County Assessor's Office, King County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

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## 810 30TH St NE (Auburn State Park) - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	69,354 Sq. Ft. / 1.592 Acres Minimum Lot Size Does Not Apply	Institutional No Comprehensive Plan Overlay	Heavy Commercial Zone (C3) No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [0001000020](#)

**Property Address:** 810 30TH St NE (Auburn State Park)

Auburn, WA 98002

**State Agency Owner:** Parks and Recreation Commission

**Jurisdiction:** King County, Incorporated

**Legislative District:** 47

**Census Tract:** 350.03

**Section-Township-Range:** S06-T21N-R05E

**Area (approx.):** 69,354 Sq. Ft. / 1.592 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Heavy Commercial Zone \(C3\)](#)

**Allows Single-Family:** No

**Allows Multi-Family:** Yes (As Part of a Mixed-Use Development)

**Allows Group Homes:** No

**Maximum Density:** 36 DU/1 Acre

**Minimum Lot Size:** Depends on use.

#### Land Use Characteristics

**Land Use Designation:**

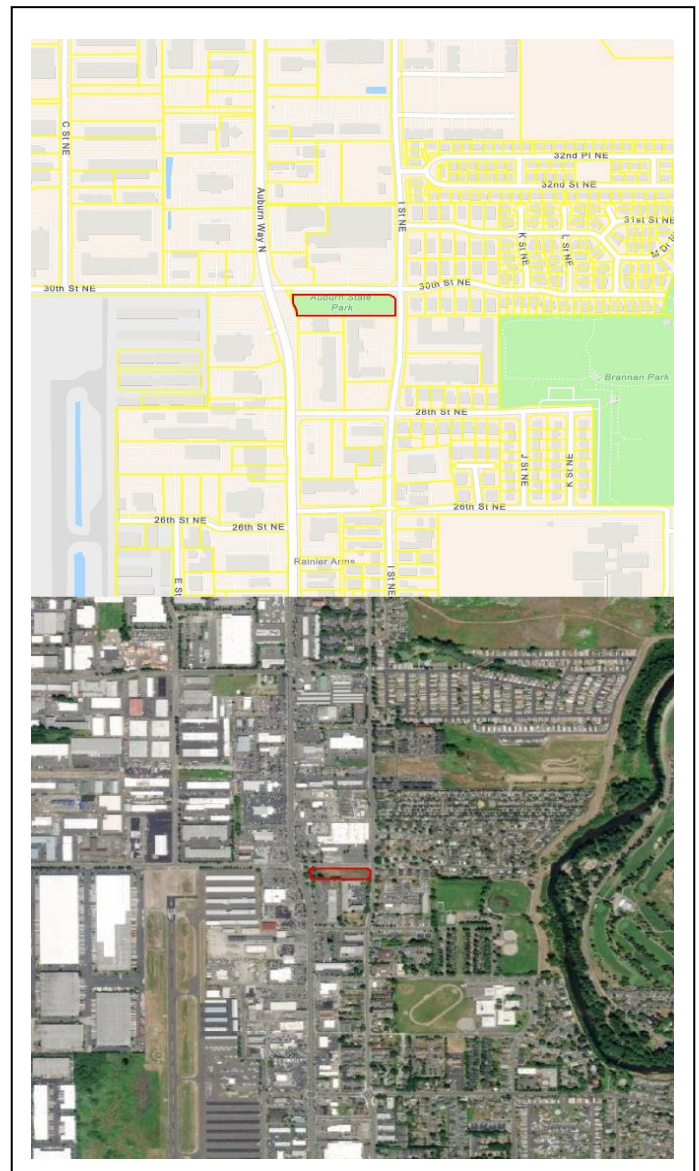
Institutional

**Current Property Use:** Auburn State Park; Vacant (Commercial)

**DOR Use Code:** 91

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No





## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53033C1253G](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Duwamish

**Minor Drainage:** Creek-Green River

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Predominantly Hydric - Re; Renton silt loam

Non-Hydric - Ur; Urban land

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** D to E

**Liquefaction Susceptibility:** Moderate to High

### Historic Characteristics

**Archaeological Probability:** High to Very High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via 810 30TH St NE (Auburn State Park)

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Saar's Super Saver, 0.7mi.

**Food Bank:** The Auburn Food Bank, 0.8mi.

**Pharmacy:** Walgreens Pharmacy, 1mi.

**Medical Facility:** Auburn Regional Medical Center, 2.02mi.

**Social Services Office:** Auburn - 28th Street, 0.22mi.

**School(s):**

Dick Scobee Elementary School, 1.14mi.

Cascade Middle School, 0.8mi.





Auburn Senior High School, 1.92mi.  
International Community School, 1.04mi.  
**Library:** Auburn Library, 2.97mi.  
**Child Care Center:** Kindercare #811, 0.24mi.  
**Park/Recreational Amenity:** Brannan State Park, 0.4mi.  
**Bank:** Columbia State Bank, 0.67mi.  
**Credit Union:** BECU Credit Union, 1.7mi.  
**Transit Stop:** Auburn Way N & 28th St NE, 0.2mi.  
**Employment center:** WorkSource Auburn, 0.2mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$1,040,300  
**Building Value:** \$0  
**Total Property Value:** \$1,040,300  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** 6/6/2013  
**Document Type:** Quit Claim Deed  
**Sale Number:** [2620246](#)  
**Sale Amount:** \$0

#### SOURCES:

Parks and Recreation Commission Surplus Property Inventory, Auburn, WA Municipal Code, Auburn, WA Zoning Map, King County Assessor's Office, King County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

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## Thacker Rd./Rainier Rd. - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	Surplus: 1,757,646.00 Sq. Ft. / 40.35 Acres Minimum Lot Size 1 Acre	Rural Residential No Comprehensive Plan Overlay	Residential (R-1) No Zoning Overlays

### General Information

**Tax parcel ID/Link:** [2100490320100](#)

**Property Address:** Thacker Rd./Rainier Rd. Othello, WA 99344

**State Agency Owner:** Department of Transportation

**Jurisdiction:** Adams County, Unincorporated

**Legislative District:** 9

**Census Tract:** 9503

**Section-Township-Range:** S05-T15N-R29E

**Area (approx.):**

Total: 3,441,240.00 Sq. Ft. / 79.00 Acres

Surplus: 1,757,646.00 Sq. Ft. / 40.35 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Residential \(R-1\)](#)

**Allows Single-Family:** Yes

**Allows Multi-Family:** Yes

**Allows Group Homes:** Yes

**Maximum Density:** 1 DU/1 Acre

**Minimum Lot Size:** 1 Acre

#### Land Use Characteristics

**Land Use Designation:**

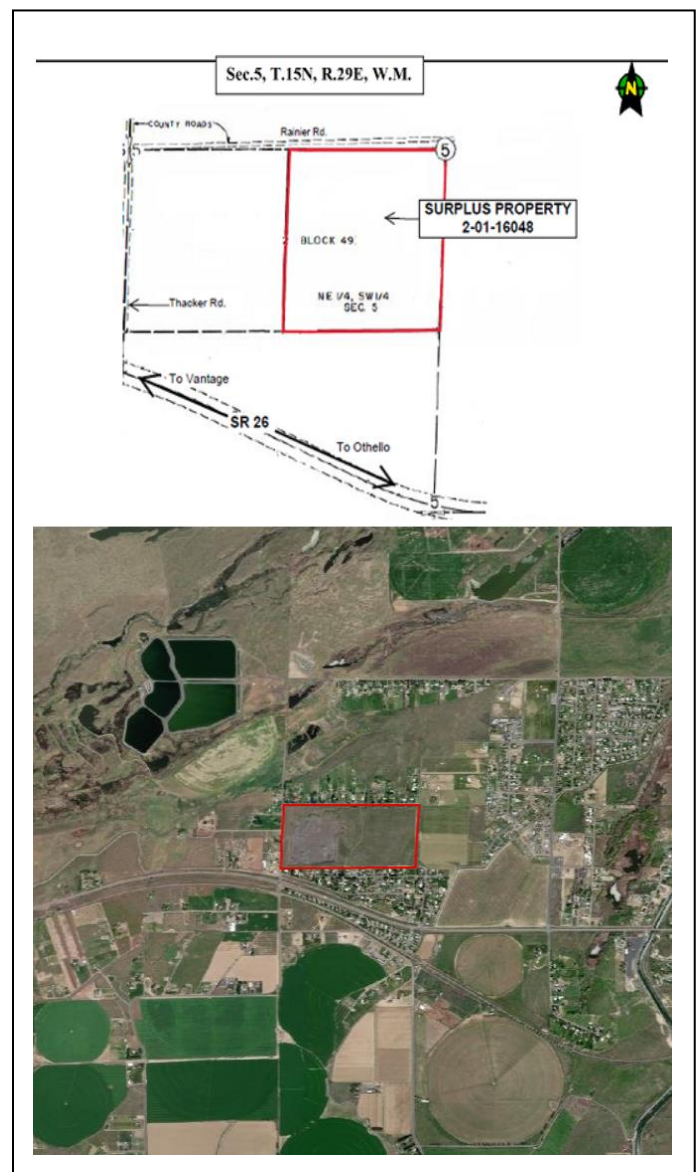
Rural Residential

**Current Property Use:** Undeveloped

**DOR Use Code:** 98

**Within Urban Growth Area?:** County

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53001C1025D](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Thread Lake

**Minor Drainage:** Lower Crab

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Non-hydric; ErB - Ephrata gravelly sandy loam, 0 to 5 percent slopes

Non-hydric; EtE - Ephrata stony sandy loam, 15 to 30 percent slopes

Non-hydric; SmA - Scooteney loam, 0 to 2 percent slopes

Non-hydric; SnB - Scooteney cobbly loam, 0 to 5 percent slopes

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** C

**Liquefaction Susceptibility:** Very Low

### Historic Characteristics

**Archaeological Probability:** High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via Thacker Rd. and Rainier Rd.

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Not Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Lep-Re-Kon Harvest Foods, 4.9mi.

**Food Bank:** Othello Food Bank, 4.5mi.

**Pharmacy:** Walmart Pharmacy, 5.2mi.



**Medical Facility:** Othello Community Hospital, 5mi.  
**Social Services Office:** No Social Service Offices within 25mi.  
**School(s):**  
Hiawatha Elementary, 4.6mi.  
McFarland Middle, 4.4mi.  
Othello High, 4mi.  
Saddle Mountain, 3.8mi.  
**Library:** Mid-Columbia Libraries - Othello, 3.8mi.  
**Child Care Center:** Aibileen's Playhouse Childcare, 3.8mi.  
**Park/Recreational Amenity:** P.J. Taggares Park, 2.6mi.  
**Bank:** U.S. Bank, 4.1mi.  
**Credit Union:** STCU: Othello, 4.1mi.  
**Transit Stop:** 624 S Andes Rd - Othello, 2.6mi.  
**Employment center:** Skillsource, 3.9mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$995,900  
**Building Value:** \$0  
**Total Property Value:** \$995,900  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Transportation Surplus Property Inventory, Othello, WA Municipal Code, Othello, WA Zoning Map, Adams County Assessor's Office, Adams County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

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## Patton Blvd./Harris Rd. NE - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	175,546.80 Sq. Ft. / 4.03 Acres  Minimum Lot Size Does Not Apply	Commercial (Urban)  General Commercial  No Comprehensive Plan Overlay	Urban Commercial 1 (UC-1)  Moses Lake UGA  Aerospace Overlay Zoning Protection

### General Information

**Tax parcel ID/Link:** [170243000](#)

**Property Address:** Patton Blvd./Harris Rd. NE Moses Lake, WA 98837

**State Agency Owner:** Department of Transportation

**Jurisdiction:** Grant County, Incorporated

**Legislative District:** 13

**Census Tract:** 109.02

**Section-Township-Range:** S09-T19N-R28E

**Area (approx.):** 175,546.80 Sq. Ft. / 4.03 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

**Zoning Classification:**

[Urban Commercial 1 \(UC-1\)](#)

Moses Lake UGA

**Allows Single-Family:** Yes (in Conjunction with Commercial Structure)

**Allows Multi-Family:** Conditional (In Conjunction with Commercial Structure)

**Allows Group Homes:** No

**Maximum Density:** 8 DU/1 Acre

**Minimum Lot Size:** No Requirement

#### Land Use Characteristics

**Land Use Designation:**

Commercial (Urban)

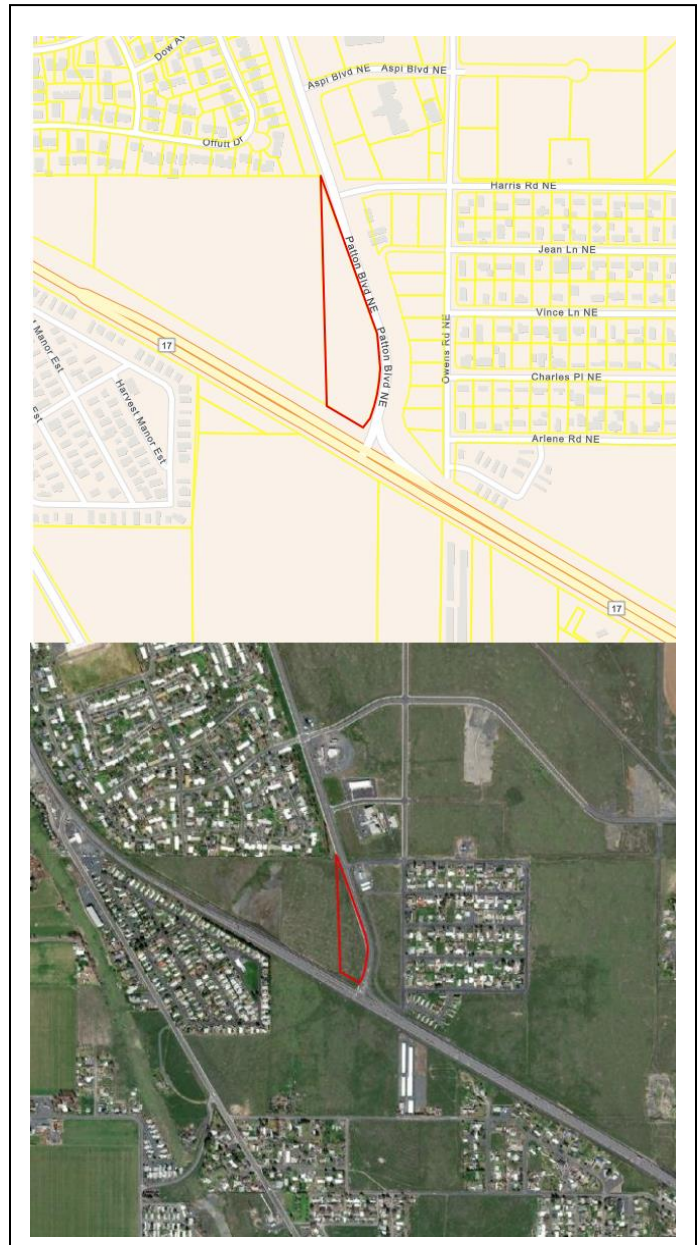
General Commercial

**Current Property Use:** UNDEVELOPED LAND

**DOR Use Code:** 91

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53025C1070C](#)

**Shoreline Designation:** Does Not Apply -

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Lower Crab

**Minor Drainage:** Seeps-Crab Creek

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Non-Hydric - 73; Malaga gravelly sandy loam, 0 to 5 percent slopes

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program**

**Grade:** C

**Liquefaction Susceptibility:** Bedrock

### Historic Characteristics

**Archaeological Probability:** High to Very High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via Patton Blvd. and Harris Rd. NE

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Winco Foods, 2.2mi.

**Food Bank:** Omph Food Bank, 2.8mi.

**Pharmacy:** Walgreens Pharmacy, 2.8mi.

**Medical Facility:** Samaritan Healthcare, 3.68mi.

**Social Services Office:** Moses Lake - 5th Avenue, 3.04mi.

**School(s):**

Larson Heights Elementary, 1.37mi.

Endeavor Middle School, 1.81mi.



Moses Lake High School, 4.69mi.  
Digital Learning Center, 4.64mi.  
**Library:** Big Bend Community College, 2.05mi.  
**Child Care Center:** Family Services of Grant County, 1.62mi.  
**Park/Recreational Amenity:** Cascade Park, 2.9mi.  
**Bank:** WA Fed Bank, 2.83mi.  
**Credit Union:** GRANCO Federal Credit Union, 4.2mi.  
**Transit Stop:** Patton & Harris Bus Stop, 0.1mi.  
**Employment center:** WorkSource Central Basin, 3.1mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$251,445  
**Building Value:** \$0  
**Total Property Value:** \$251,445  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** 7/6/2015  
**Document Type:** -  
**Sale Number:** 1351798  
**Sale Amount:** \$0

#### SOURCES:

Department of Transportation Surplus Property Inventory, Moses Lake, WA Municipal Code, Moses Lake, WA Zoning Map, Grant County Assessor's Office, Grant County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

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## I-5 Off-Ramp at 3rd. Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	30,056.40 Sq. Ft. / 0.69 Acres Minimum Lot Size Does Not Apply	Woodland District (WD) No Comprehensive Plan Overlay	Woodland District (WD) Urban Neighborhood 1 - Woodland Square No Zoning Overlays

## General Information

**Tax parcel ID/Link:** unlisted

**Property Address:** Unassigned Address Lacey, WA 98513

**State Agency Owner:** Department of Transportation

**Jurisdiction:** Thurston County, Incorporated

**Legislative District:** 22

**Census Tract:** 112

**Section-Township-Range:** S17-T18N-1W

**Area (approx.):** 30,056.40 Sq. Ft. / 0.69 Acres

## Zoning and Land Use Characteristics

### Zoning Characteristics

**Zoning Classification:**

[Woodland District \(WD\)](#)

Urban Neighborhood 1 - Woodland Square

**Allows Single-Family:** No

**Allows Multi-Family:** Yes (As part of a mixed-use development)

**Allows Group Homes:** Conditional

**Maximum Density:** Depends on use

**Minimum Lot Size:** No Requirement

### Land Use Characteristics

**Land Use Designation:**

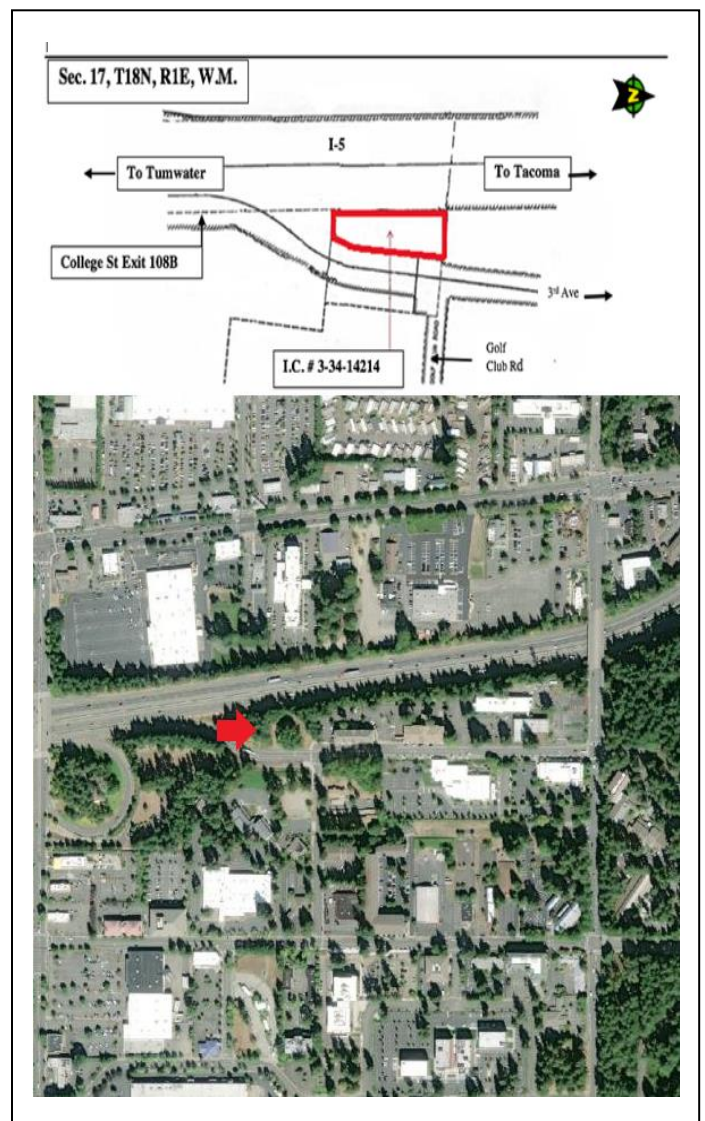
Woodland District (WD)

**Current Property Use:** UNDEVELOPED

**DOR Use Code:**

**Within Urban Growth Area?:** Incorporated

**Within "Limited Area of More Intense Rural Development"?:** No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53067C0187E](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** Category II

Critical Aquifer Recharge Area

**Major Drainage:** Puget Sound

**Minor Drainage:** Woodland Creek-Frontal Henderson Inlet

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Predominantly Non-Hydric - 2; Alderwood gravelly sandy loam, 8 to 15 percent slopes

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** C

**Liquefaction Susceptibility:** Very Low

### Historic Characteristics

**Archaeological Probability:** Moderately Low

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** [Yes](#)

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via 3rd Ave. and Golf Club Rd. SE

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Fred Meyer, 0.4mi.

**Food Bank:** Thurston County Food Bank, 4.6mi.

**Pharmacy:** Rite Aide, 0.5mi.

**Medical Facility:** Providence St. Peter Hospital, 1.8mi.

**Social Services Office:** Lacey - College Street, 0.7mi.

**School(s):**

Mountain View Elementary, 1.4mi.



Chinook Middle School, 1mi.  
North Thurston High School, 1mi.  
Avanti High School, 4.2mi.  
**Library:** Lacey Timberland Library, 0.5mi.  
**Child Care Center:** Jump For Joy Too, 0.6mi.  
**Park/Recreational Amenity:** Thomas Huntamer Park, 0.5mi.  
**Bank:** Columbia Bank, 0.5mi.  
**Credit Union:** Sound Credit Union, 1.3mi.  
**Transit Stop:** Lacey Transit Center, 0.3mi.  
**Employment center:** Exact Staff, 0.3mi.

## Property Assessment and Sale History

### Assessment

**Land Value:** \$-  
**Building Value:** \$-  
**Total Property Value:** \$-  
**Total Taxable Value:** \$-

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Transportation Surplus Property Inventory, Lacey, WA Municipal Code, Lacey, WA Zoning Map, Thurston County Assessor's Office, Thurston County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

#### DISCLAIMER:

The results of this report are not conclusive; they merely reflect data provided by participating state agencies — Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation — and digitally accessible data.

Site-specific visits and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.